

**NOTICE OF THE PASSING OF A ZONING BY-LAW
BY THE CORPORATION OF THE MUNICIPALITY OF WEST GREY**

TAKE NOTICE that the Council of the Corporation of the Municipality of West Grey passed By-law Number 80-2011 on the 19th day of December, 2011, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

AND TAKE NOTICE that the Zoning By-law may be appealed to the Ontario Municipal Board by filing with the Clerk of the Corporation of the Municipality of West Grey not later than the 10th day of January, 2012, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee prescribed under the Ontario Municipal Board Act, R.S.O. 1994.

ONLY individuals, corporations and public bodies may appeal a Zoning By-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

IF a person, corporation or public body did not make oral submissions at the public meeting or make a written submission to the Municipality of West Grey before the bylaw was passed, the person, corporation or public body is not entitled to appeal the decision of the Municipality of West Grey Council to the Ontario Municipal Board nor can that person, corporation or public be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

AN EXPLANATION of the purpose and effect of the By-law describing the lands to which the By-law applies is provided below. The complete By-law is available for inspection in my office during regular business hours.

**DATED AT THE MUNICIPALITY OF WEST GREY
THIS 21st DAY OF DECEMBER, 2011.**

Mark Turner, Clerk
Municipality of West Grey
402813 Grey Rd. 4, RR 2,
DURHAM, ON N0G 1R0
Ph: (519) 369-2200
Fax: (519) 369-5962

EXPLANATORY NOTE

The purpose of this By-law is to change the parking space and loading space requirements of the 'M1-237', a zoning category that applies to a number of industrial properties within the business park (located northwest of Mount Forest). The current provisions are unreasonable and in some instances would not facilitate an effective use of the lands. This By-law would apply the standard parking space and loading space provisions of the 'M1' zone. The proposed By-law will also change the zoning due to an inadvertent error/omission on lands described as Part Lot 18, Concession 1, former Township of Normanby, from the Rural Commercial Exception (C6-302) Exception Zone and Natural Environment (NE) Zone, to the Natural Environment Exception (NE-304) Zone and Agricultural (A1) Zone; and from the Industrial (M1) Zone to the General Commercial (C1) Zone, on lands described as 549 Mill Street, former Village of Neustadt.

The lands subject to this By-law are shown on the attached maps.

The Council of the Municipality of West Grey has adopted this By-law and is now circulating it in accordance with Provincial Regulations.

THE CORPORATION OF THE MUNICIPALITY OF WEST GREY
BY-LAW NUMBER 80 - 2011

BEING a By-law to further amend Zoning By-law No. 37-2006, of the Municipality of West Grey;

WHEREAS the Council of the Corporation of the Municipality of West Grey deems it in the public interest to pass a By-law to amend By-law No. 37-2006;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, By-laws may be amended by Councils of Municipalities;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WEST GREY ENACTS AS FOLLOWS:

1. Schedule "59" to By-law No. 37-2006 is hereby amended by changing the zone symbol on lands described as 549 Mill Street, former Village of Neustadt, from the Industrial (I) Zone to the General Commercial (C1) Zone, as shown on Schedule "59G".
2. By-law No. 37-2006 is hereby amended by deleting Section "M1-237" and replacing it with the following:

M1-237 (see Schedule 44B)

Notwithstanding Section 24.1, those lands zoned M1-237 shall be used in accordance with the following:

Permitted Uses:

fuel distributor; agricultural bulk sales establishment; transport terminal; building supply outlet; warehousing; equipment sales and rental; automobile sales establishment; dry manufacturing plant; sawmill; public garage or body shop (agricultural machinery or vehicles); automobile services station; farm equipment sales establishment; a horticultural nursery; outdoor recreational equipment sales and service establishment; motel; open storage accessory to a permitted use; and, uses, buildings and structures accessory to a permitted use, including a business office and retail store.

Regulations for Permitted Uses:

The regulations of Section 24 shall apply, except however that:

minimum lot area:	0.8 hectares
minimum front yard:	15 metres
maximum building height:	15 metres
minimum landscaped open space:	10%

3. Section 35 of By-law No. 37-2006 is hereby amended by adding the following:

NE-304 (see Schedule 33C)

Notwithstanding Section 31.2 to the contrary, the lands zoned NE-304 may be used for an existing single family residence, and a public garage conducted wholly within the existing barn structure. There will be no exterior additions to the existing barn structure, or major modifications to the interior of the existing barn structure, after the date of passage of this by-law.

Minimum Lot Area:	1,800 square metres
Minimum Lot Frontage:	105 metres

Housekeeping Bylaw (M1-237/Colwell/Halik)

Outdoor Storage:

- a) Outdoor storage of goods or products shall not be permitted.
- b) Outdoor equipment storage area shall be fenced and/or be opened from surrounding residential uses by a planting strip.

Employees: Only the owner may be employed on the site.

- 4. This By-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act, R.S.O. 1990, as amended.

Read a first and second time this 19th day of December, 2011.

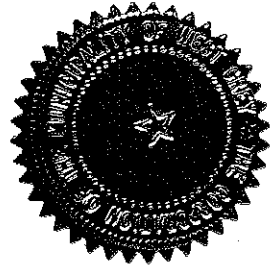
Read a third time and finally passed this 19th day of December, 2011.

Kevin Eccles

Kevin Eccles, Mayor

Christine Robinson

Christine Robinson, CAO



ZONING SCHEDULE 33C

By-Law Number 80-2011

Date Passed December 19, 2011

Mayor *Kevin Ecker*

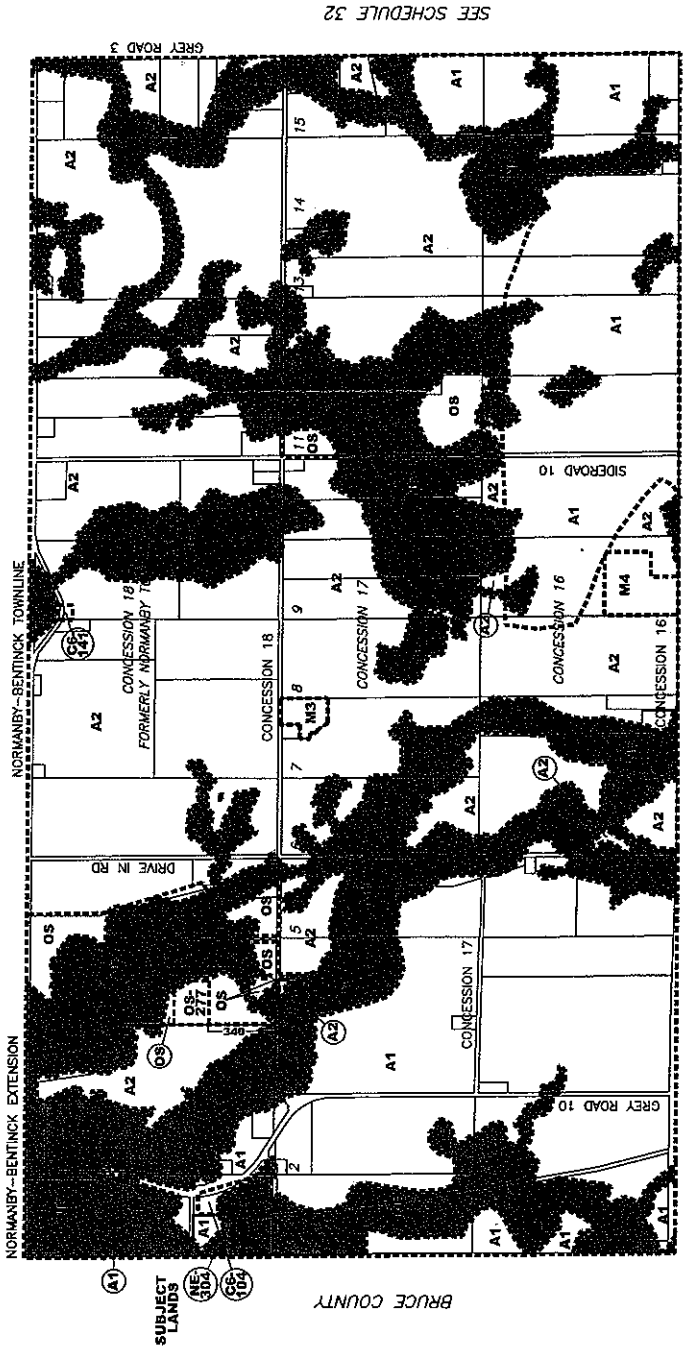
CAO *Cherise R. R. R. R.*

ZONES

- A1 Agricultural
- A2 Rural
- A3 Restricted Rural
- R1A Unserviced Residential
- R1B Residential
- R2 Residential
- R3 Estate Residential
- ER Mobile Home Park
- MH General Commercial
- C1 Highway Commercial
- C2 Neighbourhood Commercial
- C3 Space Extensive Commercial
- C4 Hamlet Commercial
- C5 Rural Commercial
- C6 Mixed Use
- MU1 Industrial
- M2 Restricted Industrial
- M3 Rural Industrial
- M4 Extractive Industrial
- I Institutional
- OS Open Space
- FD Future Development
- Natural Environment
- Natural Environment 2
- Flood Way
- Flood Fringe Overlay
- Regional Storm Floodline
- Regulation Limit
- Zone Exception



SEE SCHEDULE 25



SEE SCHEDULE 32

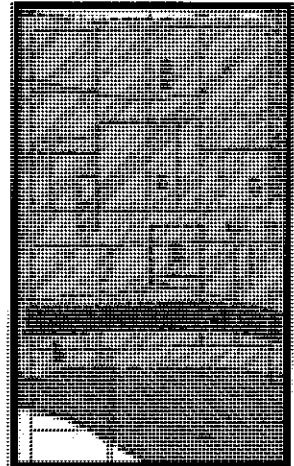
SEE SCHEDULE 34

BRUCE COUNTY

ZONING SCHEDULE 59G

By-Law Number 80-2011
 Date Passed December 19, 2011
 Mayor Ken Ecks
 CAO John P. ...

- ZONES**
- A1 Agricultural
 - A2 Rural
 - A3 Restricted Rural
 - R1A Unserviced Residential
 - R1B Residential
 - R2 Residential
 - R3 Residential
 - ER Estate Residential
 - MH Mobile Home Park
 - C1 General Commercial
 - C2 Highway Commercial
 - C3 Neighbourhood Commercial
 - C4 Space Extensive Commercial
 - C5 Hamlet Commercial
 - C6 Rural Commercial
 - MU1 Mixed Use
 - M1 Industrial
 - M2 Restricted Industrial
 - M3 Rural Industrial
 - M4 Extractive Industrial
 - I Institutional
 - OS Open Space
 - FD Future Development
 - Natural Environment
 - Natural Environment 2
 - Flood Way
 - Flood Fringe Overlay
 - Regional Storm Floodline
 - Regulation Limit
 - Zone Exception



INSET 1:2800



SEE SCHEDULE 34

Regulated Area: The Regulated Area is the area bounded by the Regulation Limit which includes all of the cross hatched area and overlays. Development within the Regulated Area may require written permission from the SVCA prior to the commencement of any such activity. Development can include the following, but not limited to, construction, reconstruction, site grading, filling or excavation. For permit information, accurate location of the floodplain and the limits of the Regulated Area, refer to the SVCA.

